

UNITED STATES DEPARTMENT OF JUSTICE
UNITED STATES TRUSTEE
MIDDLE DISTRICT OF PENNSYLVANIA

REPORT OF PRIVATE SALE
(For Chapter 7, 11 and 13 Cases)

CASE CAPTION:

CASE NO. 1-16-02379-MDF

LUIS ANGEL MORATO-LARA

CHAPTER 7

Debtor(s)

1. DATE OF SALE: 01/04/2017 TRUSTEE'S ATTORNEY: Purcell, Krug & Haller
2. ATTORNEY FOR CREDITOR'S COMMITTEE: n/a
3. BRIEF DESCRIPTION OF ASSETS: Real Estate at 2237 Penn Street, Harrisburg, PA 17110
4. REASON(S) FOR ACCEPTANCE OF PRIVATE OFFER IN LIEU OF PUBLIC SALE:
Best Offer/Realtor
5. VALUE OF PROPERTY: 19,000.00 HOW OBTAINED: Realtor
6. PURCHASE PRICE: 19,000.00 NAME OF PURCHASER: Marvin D. Montgomery
7. HOW PURCHASER WAS OBTAINED: Realtor
8. PURCHASER'S RELATIONSHIP WITH DEBTOR: None
9. EXPENSES OF SALE: 17,824.37 NET AMOUNT REALIZED: 1,175.63
10. WERE THERE ANY OBJECTIONS MADE TO THE SALE? No (IF SO, STATE NAME OF THE OBJECTOR, REASON FOR OBJECTION, OBJECTOR'S RELATION TO THE DEBTOR AND OUTCOME OF HEARING, IF ANY): _____

Leon P. Haller, Trustee

/s/ Leon P. Haller
Signature

Date: 02/01/2017

(File original with Clerk's office within five (5) days of sale, even if objection is filed with copy to U.S. Trustee)

A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	6. File Number: 20161866	7. Loan Number:	8. Mortgage Insurance Case Number:

C. Note:

This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(FOC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower:

Marvin D. Montgomery
Andrea L. Morato-Lars, 1102 N 2nd Street, Apt. 1, Harrisburg, PA 17102
Luis A. Morato-Lars, 1102 N 2nd Street, Apt 1, Harrisburg, PA 17102

F. Name & Address of Lender:

G. Property Location: Property Address
2237 Penn St, Harrisburg, Pennsylvania 17110

PIN
10-061-023-000-0000

Township
Township Harrisburg, Dauphin County, Pennsylvania

H. Settlement Agent:
Place of Settlement: Great Road Settlement Services, LLC, 525 North 12th Street, Lemoyne, PA 17043, (717) 731-1040
525 North 12th Street, Lemoyne, PA 17043

I. Settlement Date: 1/4/2017 Proration Date: 1/4/2017 Disbursement Date: 1/4/2017

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

L. Gross Amount Due from Borrower

M. Gross Amount Due to Seller

\$19,000.00

101. Contract sales price	\$19,000.00	401. Contract sales price	\$19,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$1,241.50	403.	
104.		404.	
105.		405.	

L. Gross Amount Due from Seller

M. Gross Amount Due to Seller

106. City/town taxes	406. City/town taxes
107. County taxes	407. County taxes
108. Assessments	408. Assessments
109. School Taxes 1/4/2017 to 6/30/2017	409. School Taxes 1/4/2017 to 6/30/2017
	\$685.67

110.	410.
111.	411.
112.	412.

120. Gross Amount Due from Borrower	\$20,927.17	420. Gross Amount Due to Seller	\$19,685.67
200. Amounts Paid by or in Benefit of Borrower		500. Gross Amount Due to Seller	
201. Deposit or earnest money	\$1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$4,819.40
203. Existing loan(s) taken subject to:		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to FIRST TRUST	\$11,653.31
205.		505. Payoff of second mortgage loan	
206.		506. WIRE OUT PNC PAYOFF to Great Road Sett	\$40.00
207.		507. 1/2 per BKY ORDER to Andrea L. Morato-Lar	\$1,176.62
208.		508. 1/2 per BKY ORDER to Leon Haller, Trustee	\$1,175.63
209.		509. Delinquent Water to Capital Region Water	\$814.95

L. Gross Amount Due from Seller

M. Gross Amount Due to Seller

210. City/town taxes 1/1/2017 to 1/4/2017	\$3.74	510. City/town taxes 1/1/2017 to 1/4/2017	\$3.74
211. County taxes 1/1/2017 to 1/4/2017	\$3.02	511. County taxes 1/1/2017 to 1/4/2017	\$3.02
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	

220. Total Paid by Borrower	\$1,006.76	520. Total Reduction Amount Due Seller	\$19,685.67
300. Cash at Settlement from Borrower		600. Cash at Settlement to Seller	
301. Gross amount due from borrower (line 120)	\$20,927.17	601. Gross amount due to seller (line 420)	\$19,685.67
302. Less amounts paid by/borrower (line 220)	(\$1,006.76)	602. Less reductions in amount due seller (line 520)	(\$19,685.67)

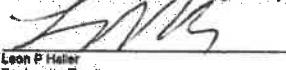
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower	\$19,920.41	603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	\$0.00
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The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.



Leon P. Heller
Bankruptcy Trustee

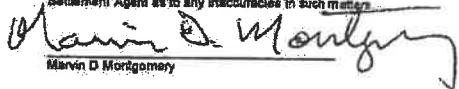
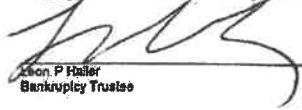
Luis A Morato-Lara

Settlement Charges		
700. Total Real Estate Broker Fees based on price \$19,000.00 = \$3,790.00		
Division of commission (line 700) as follows:		
701. \$1,995.00 to Keller Williams of Central PA		
702. \$1,795.00 to Century 21 at the Helm		
703. Commission paid at settlement \$3,790.00	\$295.00	\$3,495.00
704.		
800. Items Paid by Lender in Connection with Lender		
801. Our origination charge	(from GFE #1)	
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)	
803. Your adjusted origination charges	(from GFE A)	
804. Appraisal fee	(from GFE #3)	
805. Credit report	(from GFE #5)	
806. Tax service	(from GFE #3)	
807. Flood certification	(from GFE #3)	
808.		
900. Items Received by Lender in Advance		
901. Daily interest charges from	(from GFE #10)	
902. Mortgage Insurance premium for	(from GFE #3)	
903. Homeowner's Insurance for	(from GFE #11)	
904.		
905.		
1000. Expenses Disbursed by Lender		
1001. Initial deposit for your escrow account	(from GFE #9)	
1002. Homeowner's Insurance		
1003. Mortgage Insurance		
1004. City property taxes		
1005. County property taxes		
1006.		
1007.		
1008.		
1009.		
1100. Title charges		
1101. Title services and lender's title insurance	(from GFE #4)	
1102. Settlement or closing fee		
1103. Owner's title insurance to Great Road Settlement Services, LLC	(from GFE #5)	\$569.00
1104. Lender's title insurance to Great Road Settlement Services, LLC		
1105. Lender's title policy limit		
1106. Owner's title policy limit \$19,000.00		
1107. Agent's portion of the total title insurance premium to Great Road Settlement Services, LLC \$569.00		
1108. Underwriter's portion of the total title insurance premium to Stewart Title Guaranty Company \$0.00		
1109. Filing/Eservicing to Great Road Settlement Services, LLC		\$30.00
1110. NOTARY to Courtney A. Burbank		\$10.00
1111. Bankruptcy work to Miller Lipaitis, LLC		\$25.00
1112. Water Termination to Capital Region Water		\$25.00
1113. City Certification reimbursements to Ron Goldberg		\$80.00
1114. MRE IN FUNDS TO CLOSE to Great Road Settlement Services, LLC		\$35.00
1115.		
1200. Government Recording and Transfer Charges		
1201. Government recording charges	(from GFE #7)	
1202. Deed \$87.50 Mortgage Releases		\$87.50
1203. Transfer taxes	(from GFE #8)	
1204. City/County tax/stamps Deed \$190.00		\$190.00
1205. State tax/stamps Deed \$190.00		\$190.00
1206. UPI Certification		
1207. E Recording Fee		
1300. Additional Settlement Charges		
1301. Required services that you can shop for	(from GFE #6)	
1302. 2016 City Taxes (3/11/16) to Harrisburg City Treasurer	POCS \$454.88	
1303. 2016-17 School Taxes (8/30/16) to Harrisburg City Treasurer	POCS \$1,413.86	
1304. 2016 County Taxes (3/15/16) to Dauphin County Treasurer	POCS \$367.53	
1305. Refuse (\$324.31), Disposal (\$705.08) to Harrisburg City Treasurer		\$1,029.40
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$1,241.60	\$4,819.40

*Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

CERTIFICATION:

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this HUD-1 Settlement Statement pertaining to 'Comparison of Good Faith Estimate (GFE) and HUD-1 Charges' and 'Loan Terms', and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.


Marvin D. Montgomery
Luis A. Moreto-Lara
Elton P. Haller
Bankruptcy Trustee

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


James A. Miller, Esq.

Date

1-4-17

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18: U.S. Code Section 1001 and Section 1010.